

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

JULY 21, 2008

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Craig Owens, City Manager
Marc Lopata
Scott Wilson

Absent:

Steve Lichtenfeld, Aldermanic Representative
Jim Liberman
Ron Reim

Also Present:

Kevin O'Keefe, City Attorney
Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off. He announced that only four members are in attendance this evening and as such, three votes in the affirmative are needed in order for an application to be approved. (Four members constitute a quorum).

MINUTES

The minutes of the regular meeting of July 7th, 2008 were presented for approval. The minutes were approved, after having been previously distributed to each member.

ARCHITECTURAL REVIEW - ADDITION TO SINGLE FAMILY RESIDENCE – 900 S. BEMISTON

Mr. Jim Hubbard, contractor, was in attendance at the meeting.

Catherine Powers explained that this is a request for the construction of a two-story addition and attached 2-car garage to replace an existing patio area at the rear of the house and an existing detached garage. The existing home is a brick two-story structure located at the intersection of Mohawk and South Bemiston Avenue in Davis Place. The proposed addition measures 1,701 square feet (including the garage) and is shown to be brick to match the existing house. The height of the addition will be 28 feet from grade to the roof peak and will contain clay tiles to match existing. This will be a hip style roof style to match the existing residence. The windows will be double-hung divided lights, green in color, and will also receive brick rowlock headers and sills similar to the existing house. The eastern corner of the garage has been “clipped” to meet the side yard setback provisions of the Zoning Ordinance. Trash storage is shown within a cedar fence enclosure located on the east side of the garage. Paved access to the enclosure is not shown on the site plan. The HVAC units are shown on the north side of the garage and screened with a cedar fence. Impervious coverage is not specified on the plans; however, staff believes that the proposed project is well under the maximum allowed coverage of 55%. Due to the irregular configuration of the lot, the south portion of the property is considered the rear yard for setback purposes and the eastern portion of the property is considered the side yard. As shown, the plans comply with the rear and side yard setback provisions of the Zoning Ordinance. Davis Place Subdivision Trustee approval has been submitted. Catherine indicated that staff believes the addition blends well with the existing residence and recommends approval with the conditions that a paved surface be provided for access to the trash area and that the applicant provide impervious coverage calculations showing compliance with the Zoning Ordinance for staff review prior to building permit issuance.

Mr. Hubbard stated that according to his calculations, impervious coverage is at 24.8% (square footage coverage of 5,555 square feet to 5,845 square feet).

Chairman Sanger asked Mr. Hubbard to provide written calculations to staff.

Mr. Hubbard indicated that he would do so. He stated he also would provide a sidewalk to the trash area.

Chairman Sanger asked Mr. Hubbard if he had any material samples for presentation.

Mr. Hubbard presented samples of the clay tile roof and windows. He indicated that the proposed windows are simulated divided light, dark green in color. He indicated that they are still working to match the brick.

Chairman Sanger advised Mr. Hubbard to submit the sample to staff for their approval.

Marc Lopata asked about insulation. He recommended that R-49 be used for this climate in the attic and that R-22 be used for the exterior walls. He then asked about impervious coverage.

Mr. Hubbard indicated that impervious coverage is only being slightly increased because they are removing the existing garage.

Marc Lopata commented that the increase in coverage is less than 10%.

Scott Wilson stated that the addition has been designed to match the existing structure, but that he is concerned about the driveway. He asked how the owners will exit the driveway onto the street.

Mr. Hubbard stated that they will have to back completely out of the driveway as they currently do.

Chairman Sanger stated that he really likes the Mediterranean style house.

Being no further questions or comments, Scott Wilson made a motion to approve per staff recommendations and that staff review and approve the brick. The motion was seconded by Marc Lopata and unanimously approved by the Board.

ARCHITECTURAL REVIEW - ADDITION & RENOVATION TO SINGLE FAMILY RESIDENCE – 120 N. FORSYTH BLVD.

Paul Doerner and Jane Ann Forney, project architects, were in attendance at the meeting.

Catherine Powers explained that this is a request for the construction of a one-story garage addition to be located at the rear of the residence and will occupy a portion of the existing driveway. Also proposed are various renovations to the existing residence. She stated that the existing home is a brick and siding one and a half-story structure located on the southeast corner of Forsyth Boulevard and Westmoreland Avenue in Clayton Gardens. The proposed addition measures 169 square feet and will be brick to match the existing structure. The roof of the addition will contain an amenity deck accessible from the master bedroom and will feature a trellis made of Azek composite material with black metal railings. The size of this addition would typically require only administrative approval; however, the applicant is proposing considerable changes to the exterior of the existing residence. The covered porch facing Westmoreland will be screened and steps will be added to accommodate a new walkway, the west elevation (facing Forsyth) will contain a new cantilevered bay window, a new shed dormer and additional windows, the east elevation will feature new windows and a new French door. Also, the existing vinyl siding on the house will be replaced with fiber cement siding for an improved appearance. In addition, new white casement windows are proposed throughout. The existing HVAC unit is shown to be screened with a lattice fence on the east side of the house. A new trash enclosure is proposed at the end of the driveway accessible from the alley. A 4-foot high lattice is shown to screen the trash enclosure. The proposed impervious coverage is shown at 50.47 percent which represents a slight reduction of the existing impervious coverage of 50.75 percent. As shown, the plans comply with the setback provisions of the Zoning Ordinance. Catherine stated that the addition blends well with the existing residence and that the renovations will

improve the appearance of the structure and therefore, staff recommends approval as submitted.

Ms. Forney advised the members that the owners have requested that the entire house be painted white and that the windows be black.

An updated color rendering was presented.

Ms. Forney provided a brief explanation of the proposed changes to the residence. She indicated that all the windows will be replaced with new Pella windows and that all the siding will be replaced with Hardie Board fiber cement siding.

Scott Wilson asked for confirmation that the entire house is to be painted white.

Ms. Forney replied “yes”.

Catherine Powers indicated that the addition is not that large. She stated that painting is not typically an issue and that staff is comfortable with painting the brick on this structure.

Marc Lopata asked about siding.

Catherine Powers indicated that the siding will be replaced with Hardie Board.

Chairman Sanger asked if staff had any concerns with regard to this project.

Catherine Powers replied “no”.

Being no further questions or comments, Marc Lopata made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the Board.

ARCHITECTURAL REVIEW - EXTERIOR RENOVATIONS & SIGNAGE – 6701 CLAYTON ROAD (ST. LOUIS BREAD COMPANY)

Mike Turnquest with Panera Bread Company and Les Swaney, project manager, were in attendance at the meeting.

Catherine Powers explained that the building is to be painted three colors, with the majority of the building painted orangish-yellow. The shared entrance between the former Custom Brew Haus and St. Louis Bread Company is to be painted red, as well as the border behind the proposed St. Louis Bread Company sign. The canopy above this entrance is to be painted green. Additionally, the applicant is proposing to replace the current awnings with a series of colors including plum, yellow and green. These vinyl fabric awnings will be placed above each storefront window and the rear entrance. Awning graphics are also proposed. Internally illuminated channel letters are proposed, facing Clayton Road,

identifying St. Louis Bread Company. The wall sign measures 75.55 square feet, including the background structure, and will have white faces with black trim caps and returns. Staff has determined the size of the wall sign does not fully comply with the provisions of the Sign Ordinance due to the proposed background structure, which must be included in the size calculations. The size as proposed is 75.55 square feet, which exceeds the 50 square feet allowed by the Sign Ordinance. Staff supports the desire to update the exterior face of the building; however, staff has concerns regarding the proposed paint color scheme due to the incompatibility with the surrounding area. Additionally, the awnings' appearance does not seem to fit well with the existing buildings in this area. Staff feels that a more traditional single color fabric awning with limited graphics would better compliment the area. The signage proposed represents a common channel letter application; however, the sign must comply with the Sign Ordinance. Catherine indicated that staff recommends approval with the following conditions:

1. That the size of the sign be in conformance with the Sign Ordinance for staff review and approval prior to the issuance of a Sign Permit; and
2. That the awnings be made of a fabric material containing a solid color with limited graphics for staff review and approval; and
3. That the applicant apply for and receive a Sign Permit prior to the installation of any signage.

Catherine noted that the painting is part of the overall changes to the building.

Mr. Turnquest indicated that the proposed colors are toned-down from the typical Panera Bread colors and that these are consistent with the colors of 2007 and 2008. He stated that with regard to the graphics, the wheat is part of the overall brand. He indicated that the proposed sign is an upgrade to their standard signs and that the current/existing sign is also 75 square feet. He stated they are trying to best represent the Bread Company which has been in Clayton since 1991 and at this location since 1994.

Chairman Sanger asked about the awning material.

Mr. Turnquest indicated that it is vinyl (material sample passed around), as is the current awning.

Scott Wilson asked if the existing sign is the same size as the one being proposed.

Catherine Powers indicated that according to the Sign Permit issued for the existing sign, it is 49 square feet.

Mr. Turnquest stated that the size of the proposed sign includes the green backer board.

Jason Jaggi advised the members that the support background is included in the size of the sign and that if the backer board were removed, the lettering could possibly meet the Sign Ordinance regulations. He explained that the existing raceway is not included in the size of the sign. Jason then provided an explanation of how the Sign Ordinance requires signs be measured.

Chairman Sanger asked how this sign could comply with the City's regulations.

Jason Jaggi indicated that they could remove the backer board, incorporate a raceway or shrink the overall size of the sign.

Marc Lopata asked how vinyl will hold up in sunlight.

Mr. Turnquest indicated that fabric will fade in the sunlight; vinyl does better.

Scott Wilson asked if this Board can approve the sign as proposed.

Catherine Powers replied "yes", but approval for modification to the Sign Ordinance would have to be approved in conjunction with approval for the sign itself.

Scott Wilson asked if approving this sign will set a precedent.

Jason Jaggi commented that the sign is proportionate with the building.

Chairman Sanger stated that the only portion of the proposal that troubles him is the wheat on the awnings. He stated that he finds them too intrusive.

Mr. Turnquest stated that he would have to ask the committee if they would be willing to remove the wheat from the awnings.

Craig Owens asked if the colors being represented this evening are the same as the colors actually proposed.

Mr. Turnquest replied "yes".

Kevin O'Keefe asked if the wheat refers to the company.

Mr. Turnquest stated that it is about the brand of product offered.

Kevin O'Keefe asked if the wheat is an identifier.

Mr. Turnquest stated that it identifies a brand to the public.

Kevin O'Keefe indicated that essentially then, the awning becomes a logo.

Mr. Turnquest replied "maybe, yes".

Kevin O’Keefe indicated that in that case, they could be considered signs.

Chairman Sanger agreed and indicated that other stores may follow in the same path.

Catherine Powers stated that the City is under no obligation to approve the proposal.

Mr. Turnquest commented that the wheat is not a trademark.

Chairman Sanger stated he is okay with the sign, but believes the awnings are “too much”.

Kevin O’Keefe asked if the painting a green background behind the letters would achieve the same purpose.

Mr. Turnquest indicated that could be done.

Chairman Sanger asked what the letters are made of.

Mr. Turnquest indicated that the channel letters are acrylic.

Marc Lopata questioned where the mechanics of the sign would be located if the backer board were removed and the wall simply painted.

Kevin O’Keefe commented that the letters would not necessarily have to be flush with the wall.

Being no further questions or comments, Marc Lopata made a motion to approve a modification to the Sign Ordinance to allow the sign as propose, to approve the colors as proposed, but that the awnings be modified so as to remove the wheat logo per staff review and approval. The motion was seconded by Scott Wilson and unanimously approved by the Board.

ARCHITECTURAL REVIEW – MONUMENT SIGN – 101 S. HANLEY ROAD

Mr. Larry Lietz, sign contractor with Fast Signs, was in attendance at the meeting.

Catherine Powers explained that this is a request for the installation of a replacement monument sign at 101 S. Hanley Rd. The proposed “v-shaped” ground sign will be located in the planter of the Interco Tower building, fronting Hanley Rd. This sign will contain four tenant panels in addition to the building name at the top of the sign. The 24 square foot, illuminated, monument sign will be made of aluminum and Plexiglas. The sign face will be black with white lettering. The lettering will be pushed through the sign face. Catherine indicated that staff believes the design of the monument sign will compliment the office building. In order to meet the size requirements of the Sign Ordinance for ground signs, the logo should be removed from the sign base, therefore, staff recommends approval with the

conditions that the logo be removed from the base of the sign and that the applicant receive a Sign Permit prior to installation.

Mr. Lietz explained that there is no name for the top of the sign because consideration is being made to change the name of the building.

Chairman Sanger asked if that would require a new permit.

Jason Jaggi replied “yes”.

Chairman Sanger asked if the Duke logo could be incorporated at that time.

Jason Jaggi replied “yes”.

A sample of the “push through” lettering was presented.

Mr. Lietz indicated that the foundation of the existing sign is no good and that about a year ago, the sign started to lean.

Jason Jaggi stated that the new sign would need a footing and would have to be inspected.

Chairman Sanger asked if adding a name at the top of the sign and another two names at the bottom would be acceptable.

Jason Jaggi advised the members that monument signs are permitted to contain 5 tenant “panels”.

Being no further questions or comments, Marc Lopata made a motion to approve per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the Board.

CONCEPTUAL REVIEW – CENTENE PLAZA PROJECT – 7700-36 FORSYTH, 21 S. HANLEY & 7711 & 7733 CARONDELET

Those in attendance representing the proposal were:

Bob Wislow, Chairman & CEO of US Equities Realty
Lance Case & Bob Clark, Clayco
Gyo Obata & Jim Fetterman, HOK (architectural firm)
Mike Tobin, Project Manager
Jim Mellow, Attorney

Catherine Powers explained that the project will be a mixed-use office and retail development to be constructed in two phases, as follows:

Phase I

Phase I consists of a 21 story (313 feet in height) office/retail tower building at the corner of Hanley and Forsyth. This portion of the project will also feature approximately 13,275 square feet of ground floor retail as part of the Phase I office building. This phase will also consist of an eight (8) level (6 above grade & 2 at or below grade) parking garage on Forsyth Boulevard immediately west of the office tower. The ground floor of the garage will contain 21,385 square feet of retail space. Centene anticipates starting construction in the fall of 2008, with completion in 2010.

Phase II

Phase II consists of an eleven (11) story office building at the corner of Hanley and Carondelet. This phase will also add three (3) floors vertically to the height of the Forsyth parking structure, resulting in ten (10) levels of above grade parking.

Catherine indicated that many of the site plan issues still remain to be resolved. Additionally, staff does not have information related to the specifics, such as if the “frieze” pattern from the previous proposal is being contemplated. Also, at this time, there is minimal information regarding the design and materials of the parking structure. Catherine stated that in addition, staff is very concerned regarding the use of the lot at Hanley and Carondelet in the interim. The developer would prefer to utilize the entire lot as a surface parking lot until the construction of Phase II. Staff is requesting that a considerable portion of the lot at the corner and along Carondelet be reserved as greenspace for the public. Catherine indicated that since this is conceptual only, no vote will be taken and nothing that is said is binding on either party.

Marc Lopata recused himself. He left the member table and did not participate in any discussion with regard to this project.

Chairman Sanger asked Mr. Wislow to focus on what has changed from the previous proposal. He asked staff if the Subway is included in the subject proposal.

Catherine Powers replied “no”.

Mr. Wislow introduced the others in attendance. He indicated their desire to make a formal presentation of the proposal on August 18th, with the formal submittal being turned in to the Planning Department by Wednesday. He stated that previously, the project was almost taken through completion. He indicated that the current employees will be relocated during construction.

Mr. Wislow began a PowerPoint presentation. A model of the project was also presented.

Mr. Wislow indicated that Phase I is the 21 story office/retail tower at Forsyth and Hanley and parking garage on Forsyth west of the tower and Phase II is an 11 story office building at Hanley and Carondelet and 3 additional levels atop the parking garage. He indicated that the previous proposal included a 7 story connecting building to the tower, which is no longer being proposed. He stated that the tower is the same size and location as before; the streetscape is the same as before. He stated the tower building is now concrete frame so they have more design flexibility and that all four corners are cantilevered so as to open up the corner. He indicated that now, all floors of the tower building will be occupied, with the upper floor now being used as a conference floor. He stated that Phase II, the second office building, will span the alley. He reiterated that the streetscape is the same as the previous proposal, but that the two office buildings now are separated by approximately 54 feet and that the Forsyth Court has been extended in an easterly direction; therefore, providing larger gardens than were previously created. He stated that he believes the space between the buildings create a more pleasing view from Hanley Road. He stated that the Phase II office tower has been rotated 90-degrees. He stated that some retail space is being provided along Forsyth in the garage building, that the Centene cafeteria has been moved to street level in the office tower and that the auditorium has been relocated to help energize Forsyth Court.

Chairman Sanger asked if there is any direct connection between the buildings.

Mr. Wislow indicated that there is none for the general public; however, one may be provided above grade for Centene personnel.

A slide depicting photos of exterior staircases in Paley Park (New York), Rodeo Drive and Bunker Hill were presented.

Mr. Wislow briefly described the grade changes between Forsyth and Carondelet.

Slides depicting various floor plans were presented. Mr. Wislow indicated that the only change at the Carondelet level is the addition of exterior stairs to the Forsyth level to provide a smooth transition. He stated that one loading dock will be shared between the two buildings.

Chairman Sanger asked if emergency vehicle access is acceptable.

Catherine Powers indicated that emergency vehicle access is reviewed by the Fire Marshal during the site plan review process and that the applicant will be required to provide an auto simulation.

Mr. Wislow indicated that all of Forsyth Court is open to retail, that both Phases include office space and their desire to make the area at Hanley and Carondelet a surface parking lot for Centene employees until construction of Phase II. He indicated they want to make something special out of that corner and would include a water or sculpture feature and a brick wall to help "hide" the cars.

Chairman Sanger asked about a timeline.

Mr. Wislow stated that they would like to begin construction of Phase I immediately (21 story tower, garage and surface lot), with construction of Phase II to begin when Centene is ready to expand.

Chairman Sanger asked how many levels the garage would initially contain (Phase I).

Mr. Wislow replied “8”; (6 above, 2 below).

Scott Wilson asked about the garage façade.

Mr. Wislow indicated that they are working on that currently and they realize how important that is. He indicated that cost is a factor also, however.

Chairman Sanger asked about the separation between this project and the Subway building.

Mr. Wislow indicated there is a -0- lot line as is currently.

Chairman Sanger asked if Phase II includes the incorporation of a green roof.

Mr. Wislow stated that part of the roof will be a green roof.

Chairman Sanger asked about LEED Certification.

Mr. Wislow indicated that the project will be at the Certified level.

Chairman Sanger asked about sewer connection.

Catherine Powers indicated that additional storm water mitigation methods are possible.

Mr. Wislow indicated that the challenge is that the site is already totally covered.

Slides depicting all glass buildings were presented as well as color renderings of the proposed project. Mr. Wislow indicated that the office tower has the same glass “skin” as before, except now the glass goes all the way to the top and one will no longer see a column. He stated the glass runs floor to ceiling (9’) with mullions spaces 5 feet apart, so as to provide unobstructed views. He stated that the glass will have a Low E coating. Color elevations were presented.

Scott Wilson asked if it is possible that Phase II never gets constructed.

Mr. Wislow indicated that he did not believe so.

Chairman Sanger commented that this plan appears to be better than the previous plan in that this could be an individual, buildable lot (location of Phase II).

Catherine Powers reminded the members that this is a Special Development District (SDD) project.

Slides depicting various views of possible facades for the garage were presented (examples of other buildings including one in Cincinnati whereby the color is different depending on the direction of the view, one in Australia, one depicting a “green wall” and one with a punch opening). Mr. Wislow indicated that they would like to explore these ideas and get feedback. He reminded the members of the need to keep the garage 50% open. He indicated that canopies will be placed over the retail space so the area reads as retail.

Chairman Sanger reminded the applicants that there are a very limited number of Commission members in attendance this evening and that additional members’ comments would be needed for more specific input.

Catherine Powers asked that the options that are being considered be forwarded to staff for further review.

Chairman Sanger asked if glass could be incorporated into the garage to match the office tower.

Mr. Wislow indicated that previously, glass was incorporated into the garage, but received negative input.

Catherine Powers asked if activity from the Centene cafeteria will be seen from outside.

Mr. Wislow replied “yes”; as it is all glass.

Catherine Powers asked if the corner (Forsyth and Hanley) will be retail or Centene’s café.

Mr. Wislow replied “Centene’s café”.

Chairman Sanger asked if the garage will always be accessible to the public.

Mr. Wislow replied “yes”.

Chairman Sanger asked if there will be a charge to park in the garage in the evenings.

Mr. Wislow replied “yes”.

Scott Wilson asked if the architectural will be the same on all four sides.

Mr. Wislow indicated that he would like to do the east façade differently.

Chairman Sanger asked if parking passes will be provided.

Mr. Wislow replied “yes”; he stated that tickets will be issued as well.

Chairman Sanger asked if there will be assigned spaces.

Mr. Wislow replied “no”. He indicated that he does not believe the garage will ever be full.

Chairman Sanger asked if there will be a 24 hour attendant.

Mr. Wislow replied “no”.

Chairman Sanger commented that Clayton’s public garages are free in the evenings and weekends.

Catherine Powers agreed.

Chairman Sanger asked Mr. Wislow to consider providing free parking in the evenings and on weekends as that would help encourage the use of the retail.

Scott Wilson commented that this is a great project and that the most complicated issue seems to be the garage.

Chairman Sanger asked if the site of the existing garage after demolition will be used for staging.

Mr. Wislow indicated that is likely.

Chairman Sanger stated that he believes this proposal is an improvement from the previous proposal and the anxiety over when Phase II would begin.

Mr. Mel Disney, Clayton resident, stated the development looks great.

Chairman Sanger asked if the project’s architectural firm is HOK.

Mr. Wislow indicated that the architectural team is HOK and Forum Studios and that the General Contractor is Clayco.

Mr. Wislow thanked the City for the opportunity to present the project.

Chairman Sanger asked staff to put this project back on the next agenda (August 4th) to further discuss the architecture of the garage.

Note: Marc Lopata returned to the member table.

PUBLIC HEARING - ZONING ORDINANCE CHAPTERS 22 & 22A TEXT AMENDMENTS

Marc Lopata made a motion to open the public hearing. The motion was seconded by Scott Wilson and unanimously approved by the members.

Catherine Powers announced that this text amendment would add hotel use to the list of eligible uses for a Planned Unit Development (PUD) project. She noted that hotels containing a public restaurant would be eligible for a PUD. She reminded the members that each application for a PUD is considered on its own merit.

Scott Wilson asked if adding hotel use simply creates more flexibility.

Catherine Powers replied “yes”.

Chairman Sanger solicited comments from the audience. He asked Craig Saur (Conrad Properties), who was in the audience, his comments on this.

No other public comments were received.

Mr. Saur commented that his company has a vested interest in this with regards to the former Danielle Hotel and their desire to add another story to the building. He supports the proposed text amendments and realizes that PUDs are negotiated.

On motion by Scott Wilson, seconded by Marc Lopata and unanimously approved, the public hearing was closed.

Being no further questions or comments, Marc Lopata made a motion to recommend approval of the text amendments to the Board of Aldermen. The motion was seconded by Scott Wilson and unanimously approved by the Board.

TRANSIT ORIENTED DEVELOPMENT (TOD) OVERLAY ZONING DISTRICT REGULATIONS (DISCUSSION ITEM)

Catherine Powers commented that this item is being brought back, hopefully, for a final time before a public hearing is set. She stated that the Articles are in Final Draft form and that the LEED language, as recommended previously, has been incorporated, so that the language is the same as is written in the Special Development District (SDD) Article.

Marc Lopata asked why Bonhomme, Central and Meramec are not mentioned in Section 6a.11 (a).

Catherine Powers indicated that it was thought at the time that those areas were more conducive to office.

Marc Lopata concurred. He then referred to the LEED language as written in both Articles, asking that very minor clarifications be made so as to read: “Leadership in Energy & Environmental Design (LEED) certification from the U.S. Green Building Council at a minimum “Certified” level including applicable regional priorities, or an equivalent certification from a nationally recognized third-party verified organization as determined by the Plan Commission.”

Staff agreed to these minor changes in the language.

Marc Lopata commented that the other items (a, b, d & e) all say “must”, meaning mandatory.

Catherine Powers indicated that site plan and architectural considerations are within the negotiation power.

Marc Lopata asked that in order to be consistent, that the LEED language also include the word “must” or that the word “must” be removed from the other sub-paragraphs.

Catherine Powers indicated that staff will look at re-wording. She asked if staff can now move forward with the public hearing. She reminded the members that Brown Shoe’s project and Centene’s project are also forthcoming.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 8:00 p.m.

Recording Secretary